

EBCO PARK — WEST 23RD & PENINSULA

DR — EBCO Park is one of Erie's premier office warehouse parks in a campus-like setting. Leasing space from 150 SF -15,000 SF of office, warehouse/manufacturing & "flex space". On-site management and ample parking.

NEW LISTING - 1158 WEST 26TH ST — 2,952 SF mixed use commercial property with good visibility. 2 unit with vacant tavern on first floor — needs re-hab. 2nd floor is occupied 4 bed apartment. (117714) \$39,000.

NEW LISTING — 7480 WEST LAKE ROAD - Nice commercial space at signalized intersection of Rte 98 & 5. 10,500 cars/day. 2 units - 2,025 SF restaurant space with large kitchen, hood and ansul system, 2 ADA bathrooms. \$7.50/SF/NN (117772). Adjoined 1,800 SF formerly fishing tackle retail store. \$6.50/SF/NNN (117774) Lease together or separate.

NEW LISTING — 1856B EAST 10TH STREET — 5,000 SF clean, modern warehouse space. 14' ceilings. There is 2,700 SF of exclusive space plus another 2,300 SF of "common use" space. (117883) \$2,000/mo/NNN.

3811 WEST LAKE RD — 2,290 SF professional office space. Updates include roof, furnace, A/C, electric. Lots of parking with handicap ramp. Finished basement with 1 bed apartment. Zoned C-2 & R-1. For sale at \$159,900 (115821) or lease at \$1,350/mo/NNN (115822). Pat Grab or Cheryl Platz-Lentz 397-5175.

2547 WEST 8TH ST — 4,980 SF professional office space for lease. Lower level of Heritage Apartments on Villa campus. 6 offices, conference room, lounge. (100705) \$14.50/SF/gross.

1602 BUFFALO RD — 2,832 SF. Solid 2 unit with new roof. Fully occupied. Almost ¾ acre on Route 20. Future commercial development possible. (109471) \$49,000.

3858 PEACH ST - 1,092 SF office/retail space at Peach & Liberty in the Andy's Pub Plaza. Includes full basement at no extra charge. Taxes & CAM \$4/SF. (109681) \$9.75/SF/NNN.

REDUCED — 2801 CASCADE ST — 2,077 SF solid 3 unit. Fully occupied. Many updates. (110482) \$79,900.

106836 WEST MAIN RD, NORTH EAST — .91 acres. Great commercial development site on Rt 20. Across from new NovaCare Plaza and free standing Dollar General. Shovel ready. (110585) \$249,000.

60 WEST HARMAR ST, WARREN — 6,000 SF industrial building on 1.7 acres. 5 OHD. No interior columns. Ample yard storage. (109455) \$295,000.

NEW LISTING — 3857 PEACH ST — Highly visible retail/investment property near 38th & Peach on 2 parcels. Fully occupied retail, garage/warehouse, and office spaces. (116082) \$495,000.

NEW LISTING — 3906 PEACH ST — .86 acres. Highly visible vacant land at corner of Peach & Liberty with traffic light. DEP Act █ Clearance on file. UST's have been removed. (116400) \$439,000.

8020 OLIVER RD — Approximately 1 acre for land lease just off of Peach. Near Family First Sports Park. Ideal for restaurant, hotel, or and other commercial development. (101124) \$40,000/year/NNN.

STERRETTANIA RD, MCKEAN TWP — 4.5 acres just south of I-90. 2 curb cuts, wetlands study, engineering complete with concept plans, public sewer available. Zoned: I-1. (113822) \$195,000.

COMMERCIAL AGENTS

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